

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: MANCHESTER
Local Government Number: 28G263

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
MANCHESTER URBAN RENEWAL	28002	16

TIF Debt Outstanding: 3,013,518

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	98,685	0	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	460,648
TIF Sp. Revenue Fund Interest:	1,039
Asset Sales & Loan Repayments:	0
Total Revenue:	461,687

Rebate Expenditures:	27,945
Non-Rebate Expenditures:	461,586
Returned to County Treasurer:	0
Total Expenditures:	489,531

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	70,841	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance: 2,453,146**

Urban Renewal Area Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL
 UR Area Number: 28002

UR Area Creation Date: 12/1988

UR Area Purpose: To stabilize, revitalize & improve the community through blight removal & by encouraging economic development and providing the opportunities for creating a vital, dynamic & competitive development area for the people of Manchester & the surrounding region

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR INCREMENT (ORIG)	28084	28085	14,334,000
MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR INCREMENT (ORIG)	28086	28087	0
DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREM (AMEND)	28121	28122	0
MILO TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREMENT (AMEND)	28123	28124	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR INCREMENT (AMEND)	28125	28126	0
MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR INCREM (AMEND)	28127	28128	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF3/UR INCREMENT (AMEND)	28135	28136	0
COFFINS GROVE TWP/W DEL SCH/MANCHESTER FD#7/TIF 4/UR INCREMENT (AMEND)	28141	28142	0
DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF4/UR INCREMENT (AMEND)	28143	28144	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF 5/UR INCREMENT (AMEND)	28160	28161	0
MANCHESTER CITY/W DELAWARE SCH/TIF2/UR INCREMENT (AMEND)	28171	28172	0
MANCHESTER CITY AG/W DELAWARE SCH/TIF 2/UR INCREMENT (AMEND)	28174	28175	0
MANCHESTER CITY/W DELAWARE SCH/DELAWARE-MANCHESTER CEMETERY/TIF 6/UR INCREMENT (AMEND)	28176	28177	0
MANCHESTER CITY AG/W DELAWARE SCH/DELAWARE-MANCHESTER CEMETERY/TIF 6/UR INCREMENT (AMEND)	28178	28179	0
MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR INCREMENT (AMEND)	28191	28192	0
MANCHESTER CITY/AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR INCREMENT (AMEND)	28193	28194	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	2,542,300	78,569,800	41,153,080	15,108,700	0	-190,756	137,183,124	0	137,183,124
Taxable	1,523,688	41,497,931	41,153,080	15,108,700	0	-190,756	99,092,643	0	99,092,643
Homestead Credits									445

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **98,685** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 460,648
 TIF Sp. Revenue Fund Interest: 1,039
 Asset Sales & Loan Repayments: 0
Total Revenue: 461,687

Rebate Expenditures:	27,945
Non-Rebate Expenditures:	461,586
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TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	70,841	0	Amount of 06-30-2014 Cash Balance Restricted for LMI
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Projects For MANCHESTER URBAN RENEWAL

Schram Drive Street Project (2005)

Description:	Construction of concrete street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Don & Walt Property Acquisition/Expansion (2007)

Description:	Acquisition of commercial property allowing for relocation outside of flood plain
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

Winslow Drive/North 2nd Street Project (2007)

Description:	Construction of concrete street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Incentive Program (2007)

Description:	Revitalization of downtown district
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

2002 XL Trailers Expansion Refunding (2008)

Description:	Refunding of bond issued for industrial expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2006 XL Trailers Expansion Refunding (2008)

Description:	Refunding of bond issued for industrial expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

2005 Henderson Expansion Refunding (2008)

Description:	Refunding of bond issued for industrial expansion
Classification:	Industrial/manufacturing property
Physically Complete:	Yes

Payments Complete:	No
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Cornerstone Boulevard Street Project (2010)

Description:	Construction of concrete street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

West Marion Street Extension Project (2010)

Description:	Construction of concrete street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Downtown Incentive Program

Description:	Revitalization of downtown district
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Commercial Incentive Program

Description:	Revitalization of targeted commercial areas
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	Yes

North 13th, West Howard, North 11th Street Project (2008)

Description:	Construction of concrete street
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Exide Technologies Expansion Project (2012)

Description:	Expansion of existing industry
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

West Commercial Subdivision Improvements

Description:	Extension of utilities and construction of concrete street
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Highway 13 Improvements (Widening)

Description:	Widening of Highway 13 to add turn lanes
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

Hazard Mitigation (218 W. Main St.)

Description:	Acquisition and demolition of flood damaged property
Classification:	Acquisition of property
Physically Complete:	No
Payments Complete:	No

Whitewater Park Project

Description:	Construction of whitewater recreation area in downtown Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	No
Payments Complete:	No

Administrative Expenses

Description:	Payment of incurred legal and administration expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For MANCHESTER URBAN RENEWAL

2007 General Obligation Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	395,000
Interest:	48,230
Total:	443,230
Annual Appropriation?:	No
Date Incurred:	10/01/2007
FY of Last Payment:	2018

2008 General Obligation & Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	485,000
Interest:	61,298
Total:	546,298
Annual Appropriation?:	No
Date Incurred:	07/01/2008
FY of Last Payment:	2018

2010 General Obligation & Refunding Bond

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	842,850
Interest:	105,332
Total:	948,182
Annual Appropriation?:	No
Date Incurred:	05/25/2010
FY of Last Payment:	2020

Downtown Incentive Program

Debt/Obligation Type:	Other Debt
Principal:	50,000
Interest:	0
Total:	50,000
Annual Appropriation?:	Yes
Date Incurred:	01/24/2011
FY of Last Payment:	2014

Lextron Animal Health Development Agreement

Debt/Obligation Type:	Rebates
Principal:	126,119
Interest:	0
Total:	126,119
Annual Appropriation?:	Yes
Date Incurred:	06/19/2008
FY of Last Payment:	2020

Soppe & McCrabb, LLC Development Agreement

Debt/Obligation Type:	Rebates
Principal:	14,110
Interest:	0
Total:	14,110
Annual Appropriation?:	No
Date Incurred:	09/10/2007
FY of Last Payment:	2014

Main Street Market Development Agreement

Debt/Obligation Type:	Rebates
Principal:	13,835
Interest:	0
Total:	13,835
Annual Appropriation?:	Yes
Date Incurred:	09/26/2011
FY of Last Payment:	2014

Exide Technologies Development Agreement

Debt/Obligation Type:	Rebates
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	09/19/2012
FY of Last Payment:	2016

2013 General Obligation & Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	795,500
Interest:	73,355
Total:	868,855
Annual Appropriation?:	No
Date Incurred:	04/23/2013
FY of Last Payment:	2023

2014 General Obligation & Refunding

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/27/2014
FY of Last Payment:	2025

Administrative Expenses

Debt/Obligation Type:	Internal Loans
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Principal:	2,889
Interest:	0
Total:	2,889
Annual Appropriation?:	No
Date Incurred:	04/24/2014
FY of Last Payment:	2014

Non-Rebates For MANCHESTER URBAN RENEWAL

TIF Expenditure Amount:	46,770
Tied To Debt:	2013 General Obligation & Refunding
Tied To Project:	Schram Drive Street Project (2005)

TIF Expenditure Amount:	34,207
Tied To Debt:	2007 General Obligation Bond
Tied To Project:	Don & Walt Property Acquisition/Expansion (2007)

TIF Expenditure Amount:	35,331
Tied To Debt:	2007 General Obligation Bond
Tied To Project:	Winslow Drive/North 2nd Street Project (2007)

TIF Expenditure Amount:	21,077
Tied To Debt:	2007 General Obligation Bond
Tied To Project:	Downtown Incentive Program (2007)

TIF Expenditure Amount:	12,290
Tied To Debt:	2008 General Obligation & Refunding Bond
Tied To Project:	2002 XL Trailers Expansion Refunding (2008)

TIF Expenditure Amount:	48,966
Tied To Debt:	2008 General Obligation & Refunding Bond
Tied To Project:	2005 Henderson Expansion Refunding (2008)

TIF Expenditure Amount:	37,834
Tied To Debt:	2008 General Obligation & Refunding Bond
Tied To Project:	2006 XL Trailers Expansion Refunding (2008)

TIF Expenditure Amount:	63,020
Tied To Debt:	2010 General Obligation & Refunding Bond
Tied To Project:	Cornerstone Boulevard Street Project (2010)

TIF Expenditure Amount:	109,202
Tied To Debt:	2010 General Obligation & Refunding Bond
Tied To Project:	West Marion Street Extension Project (2010)

TIF Expenditure Amount:	50,000
Tied To Debt:	Downtown Incentive Program
Tied To Project:	Commercial Incentive Program
TIF Expenditure Amount:	0
Tied To Debt:	2013 General Obligation & Refunding
Tied To Project:	West Commercial Subdivision Improvements
TIF Expenditure Amount:	2,889
Tied To Debt:	Administrative Expenses
Tied To Project:	Administrative Expenses

Rebates For MANCHESTER URBAN RENEWAL

1201 West Main Street

TIF Expenditure Amount:	14,110
Rebate Paid To:	Soppe & McCrabb, LLC
Tied To Debt:	Main Street Market Development Agreement
Tied To Project:	Don & Walt Property Acquisition/Expansion (2007)
Projected Final FY of Rebate:	2014

1117 West Main Street

TIF Expenditure Amount:	0
Rebate Paid To:	Lextron Animal Health, Inc.
Tied To Debt:	Soppe & McCrabb, LLC Development Agreement
Tied To Project:	North 13th, West Howard, North 11th Street Project (2008)
Projected Final FY of Rebate:	2020

1711 North 2nd Street

TIF Expenditure Amount:	13,835
Rebate Paid To:	Don & Kathy McCurdy
Tied To Debt:	Exide Technologies Development Agreement
Tied To Project:	Winslow Drive/North 2nd Street Project (2007)
Projected Final FY of Rebate:	2014

1001 Grant Street

TIF Expenditure Amount:	0
Rebate Paid To:	Exide Technologies
Tied To Debt:	2013 General Obligation & Refunding
Tied To Project:	Exide Technologies Expansion Project (2012)
Projected Final FY of Rebate:	2016

Jobs For MANCHESTER URBAN RENEWAL

Project:	Exide Technologies Expansion Project (2012)
Company Name:	Exide Technologies
Date Agreement Began:	09/19/2012
Date Agreement Ends:	12/01/2015
Number of Jobs Created or Retained:	100
Total Annual Wages of Required Jobs:	36,941
Total Estimated Private Capital Investment:	4,000,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR
 INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 28085
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1988
Economic Development	12/1988

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	23,537,800	35,266,800	11,169,700	0	-70,376	69,903,924	0	69,903,924
Taxable	0	12,431,897	35,266,800	11,169,700	0	-70,376	58,798,021	0	58,798,021
Homestead Credits									151

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	26,275,163	43,699,137	14,334,000	29,365,137	950,840

FY 2014 TIF Revenue Received: 460,648

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF/UR
 INCREMENT (ORIG)
 TIF Taxing District Inc. Number: 28087
 TIF Taxing District Base Year: 1988
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	12/1988
Economic Development	12/1988

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	400,500	0	0	0	0	0	400,500	0	400,500
Taxable	240,036	0	0	0	0	0	240,036	0	240,036
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	274,600	125,900	0	125,900	2,971

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREM (AMEND)
TIF Taxing District Inc. Number:	28122
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	03/1989
Economic Development	03/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	652,500	3,236,900	262,300	0	0	-3,704	4,147,996	0	4,147,996
Taxable	391,064	1,709,621	262,300	0	0	-3,704	2,359,281	0	2,359,281
Homestead Credits									12

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,979,100	2,172,600	0	2,172,600	53,034

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	MANCHESTER (28G263)
Urban Renewal Area:	MANCHESTER URBAN RENEWAL (28002)
TIF Taxing District Name:	MILO TWP/W DEL SCH/MANCHESTER FD#7/TIF/UR INCREMENT (AMEND)
TIF Taxing District Inc. Number:	28124
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	03/1989
Economic Development	03/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	48,300	0	325,200	0	0	0	373,500	0	373,500
Taxable	28,948	0	325,200	0	0	0	354,148	0	354,148
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	136,500	237,000	0	237,000	5,776

FY 2014 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28126
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	09/1989
Economic Development	09/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	45,255,600	2,716,480	3,924,600	0	-90,748	51,805,932	0	51,805,932
Taxable	0	23,902,466	2,716,480	3,924,600	0	-90,748	30,452,798	0	30,452,798
Homestead Credits									222

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,226,106	30,452,798	0	30,452,798	986,059

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF2/UR
 INCREM (AMEND)
 TIF Taxing District Inc. Number: 28128
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	09/1989
Economic Development	09/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	522,100	0	0	0	0	0	522,100	0	522,100
Taxable	312,913	0	0	0	0	0	312,913	0	312,913
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	290,600	231,500	0	231,500	5,463

FY 2014 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF3/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28136
 TIF Taxing District Base Year: 1995
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1994

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,745,600	1,427,500	0	0	-24,076	7,149,024	0	7,149,024
Taxable	0	3,034,635	1,427,500	0	0	-24,076	4,438,059	0	4,438,059
Homestead Credits									55

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	4,968,000	2,205,100	0	2,205,100	71,401

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: COFFINS GROVE TWP/W DEL SCH/MANCHESTER FD#7/TIF 4/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28142
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	247,200	244,700	0	0	0	0	491,900	0	491,900
Taxable	148,156	129,243	0	0	0	0	277,399	0	277,399
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	251,000	240,900	0	240,900	5,880

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: DELAWARE TWP/W DEL SCH/MANCHESTER FD#7/TIF4/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28144
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	325,200	83,100	0	0	0	-1,852	406,448	0	406,448
Taxable	194,903	43,891	0	0	0	-1,852	236,942	0	236,942
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	190,500	217,800	0	217,800	5,317

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF 5/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28161
 TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2000

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DELAWARE SCH/TIF2/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28172

TIF Taxing District Base Year:	1988		UR Designation
FY TIF Revenue First Received:	1993	Slum	No
Subject to a Statutory end date?	No	Blighted	09/1989
		Economic Development	09/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	14,400	0	0	14,400	0	14,400
Taxable	0	0	0	14,400	0	0	14,400	0	14,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,000	13,400	0	13,400	433

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY AG/W DELAWARE SCH/TIF 2/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28175

TIF Taxing District Base Year:	1988		UR Designation
FY TIF Revenue First Received:	1993	Slum	No
Subject to a Statutory end date?	No	Blighted	09/1989
		Economic Development	09/1989

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	15,700	0	0	0	0	0	15,700	0	15,700
Taxable	9,409	0	0	0	0	0	9,409	0	9,409
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	5,000	9,409	0	9,409	221

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DELAWARE SCH/DELAWARE-MANCHESTER
 CEMETERY/TIF 6/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28177
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	365,200	0	0	0	0	365,200	0	365,200
Taxable	0	192,886	0	0	0	0	192,886	0	192,886
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	41,900	192,886	0	192,886	6,246

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY AG/W DELAWARE SCH/DELAWARE-MANCHESTER
 CEMETERY/TIF 6/UR INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28179
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2032

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2001

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	273,800	0	0	0	0	0	273,800	0	273,800
Taxable	164,097	0	0	0	0	0	164,097	0	164,097
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	203,900	69,900	0	69,900	1,649

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28192
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	100,900	1,154,800	0	0	0	1,255,700	0	1,255,700
Taxable	0	53,292	1,154,800	0	0	0	1,208,092	0	1,208,092
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	80,200	1,175,500	0	1,175,500	38,063

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: MANCHESTER (28G263)
 Urban Renewal Area: MANCHESTER URBAN RENEWAL (28002)
 TIF Taxing District Name: MANCHESTER CITY/AG/W DEL SCH/DELAWARE TWP CEMETERY/TIF4/UR
 INCREMENT (AMEND)
 TIF Taxing District Inc. Number: 28194
 TIF Taxing District Base Year: 1999
 FY TIF Revenue First Received: 1993
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District
 statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	07/1996

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	57,000	0	0	0	0	0	57,000	0	57,000
Taxable	34,162	0	0	0	0	0	34,162	0	34,162
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	35,300	21,700	0	21,700	512

FY 2014 TIF Revenue Received: 0